

Beauregard Rezoning Advisory Group

Beauregard Small Area Plan

BRAC-133 Open Space Funds - Acquisition



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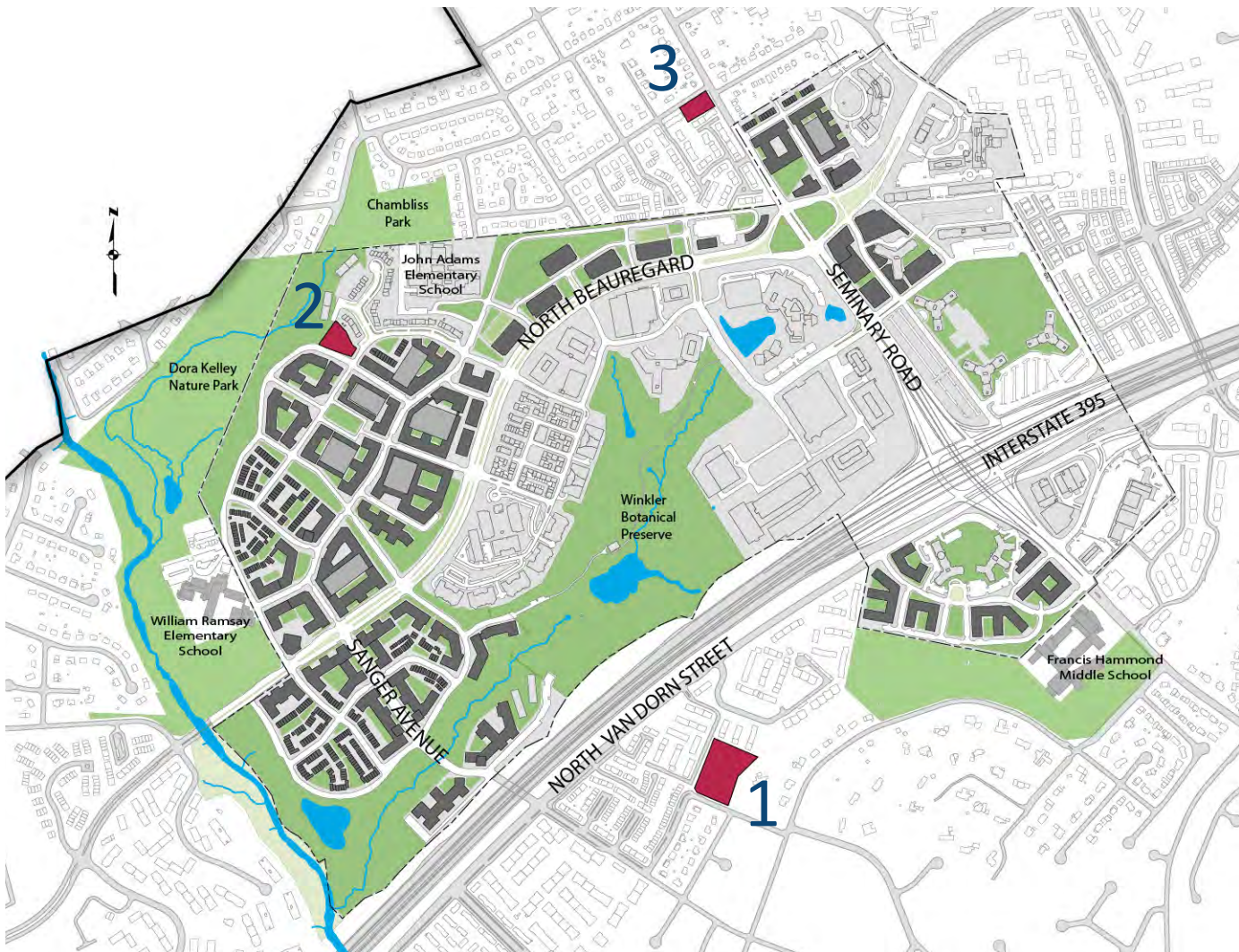
Beauregard Rezoning
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Open Space Discussion Meeting

October 1, 2012

Sites Evaluated for Open Space Acquisition

- 1] Polk/Pelham
- 2] Parking Lot/Town Center
- 3] Seminary-Echols



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Site 1: Polk/Pelham (169.5 pts)



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Polk/Pelham Data Sheet

5325 Polk Avenue Property

Area: 103,847 s.f./2.38 acres

Zoning: (two zones)

RA: single-family, two-family, townhouse

R-20: single family on 20,000 sq ft lots.

2012 Assessed Value: \$1,500,000

1999 Purchase Price: \$250,000

Willing seller: Yes

Existing Conditions:

Trees: Heavily wooded site with approximately 260 trees over 6' in caliper. A portion of the site has been graded and the trees have been removed in the location of the former single-family house and driveway. The only remaining portion of the house is the foundation. Proposed site plan retains approximately 40% of these trees. No specimen trees on site. Owner's arborist determined that 20 out of the 32 trees over 24" in caliper are in serious decline and would have to be removed.

Topography: The site has considerable topography with slopes ranging from 15% to 50% slopes.

Existing Development Site Plan:

The property owner has submitted a development site plan to construct 11 townhouse-style condominiums and retain approximately 40% of the site as open space tree retention area (Page 8).

Open Space Value:

Goal # 2 of the City Council's Strategic Plan – A City that Respects, Protects and Enhances the Natural Environment.

Goal #2 of the Open Space Master Plan - Develop innovative opportunities for creating additional open space.

Goal # 4 of the Open Space Master Plan - Protect and expand stream valleys and other environmentally sensitive areas.

Goal #9 of the Open Space Master Plan – Create public open space from vacant land.

Goal #12 of the Open Space Master Plan – Expand the citywide street tree program and protect existing trees and woodland areas.

Actions:

Acquisition of property

No acquisition: Owner goes to Planning Commission with the current development site plan under the existing zoning.

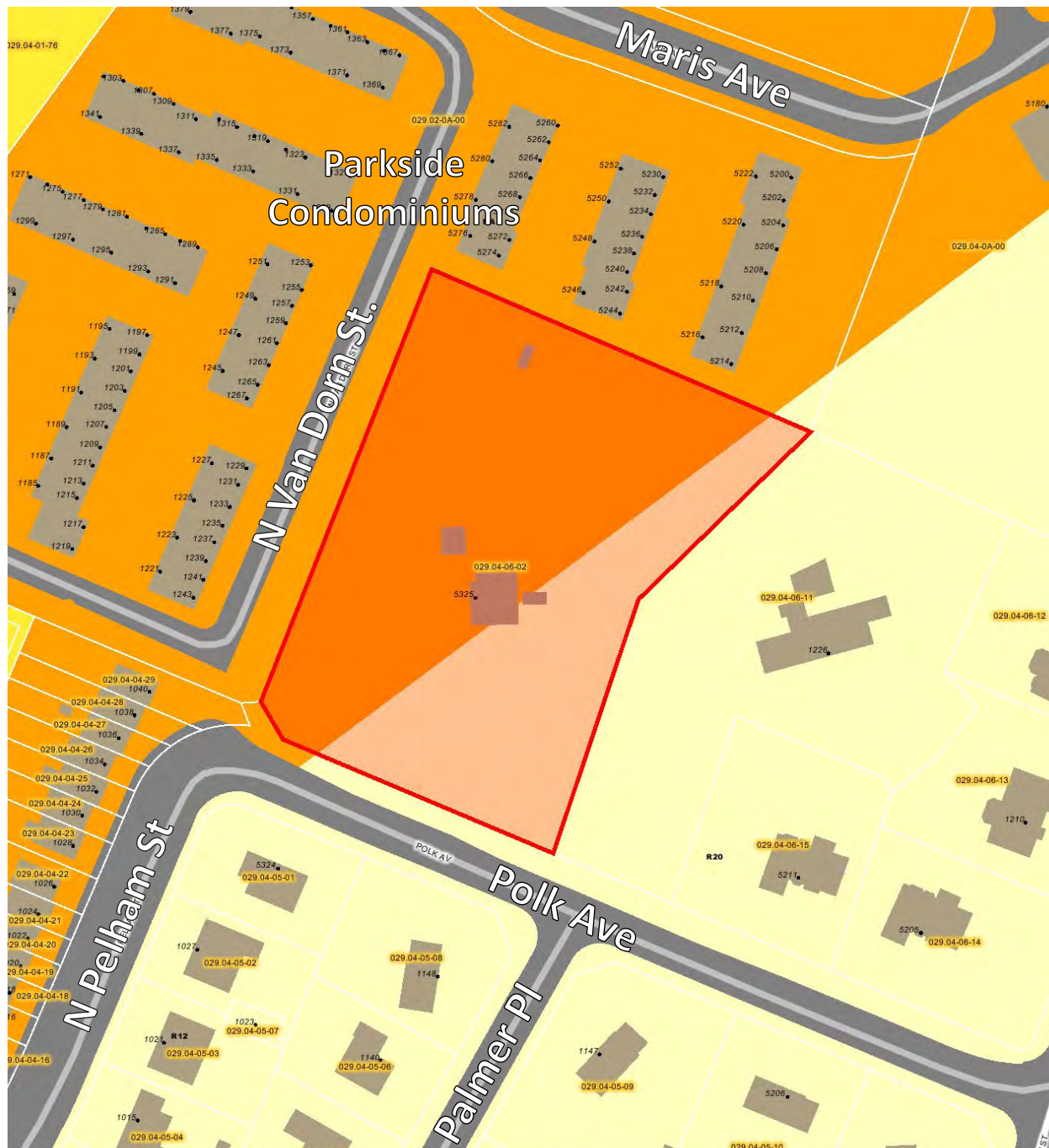
Cost of improvements: \$

(cost is relative to other site options in a range from \$ to \$\$\$)

Total Points: 169.5



Existing Zoning



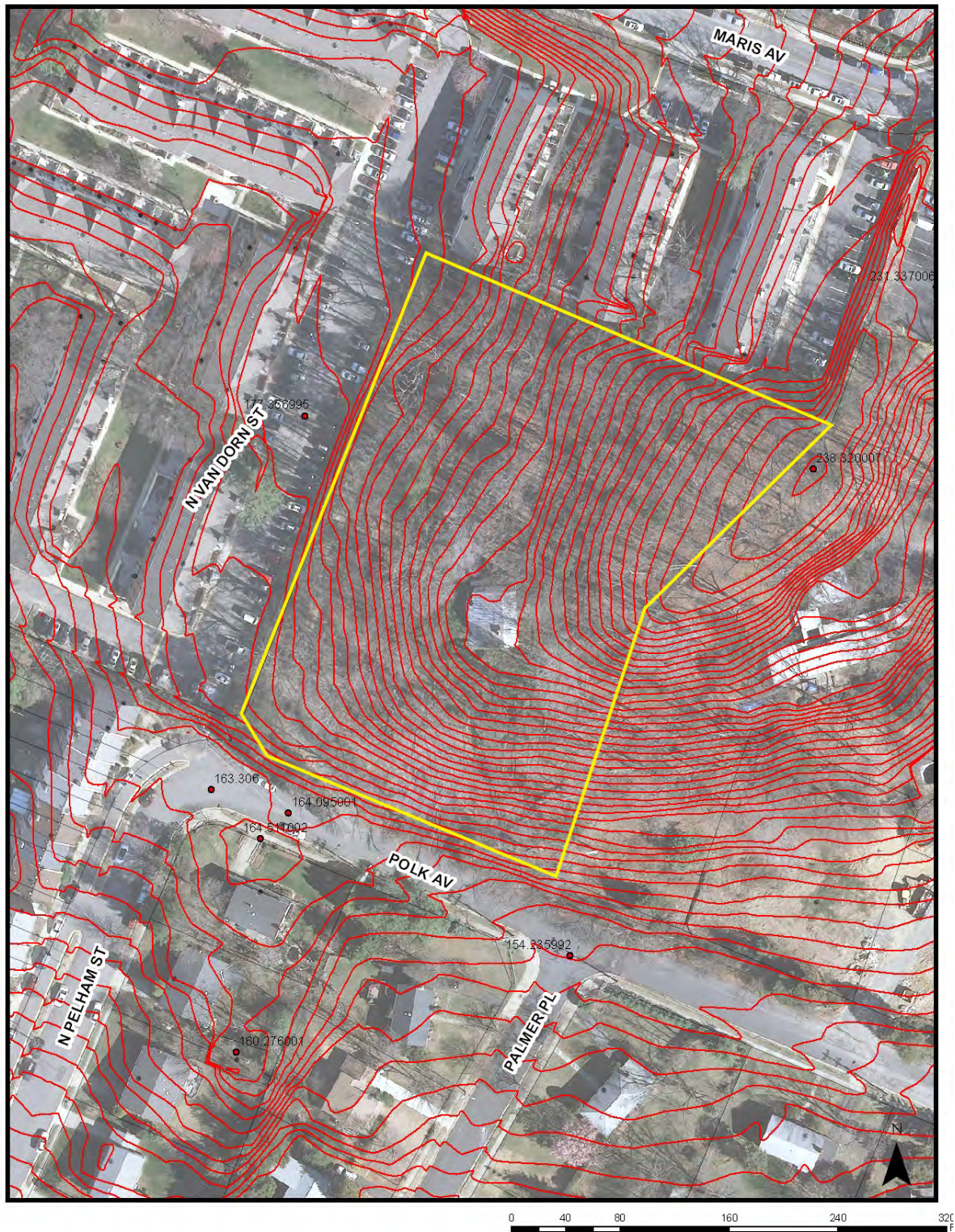
RA: single-family, two-family, townhouse

R-20: single-family on 20,000 sq. ft. lots



Polk/Pelham

Topography



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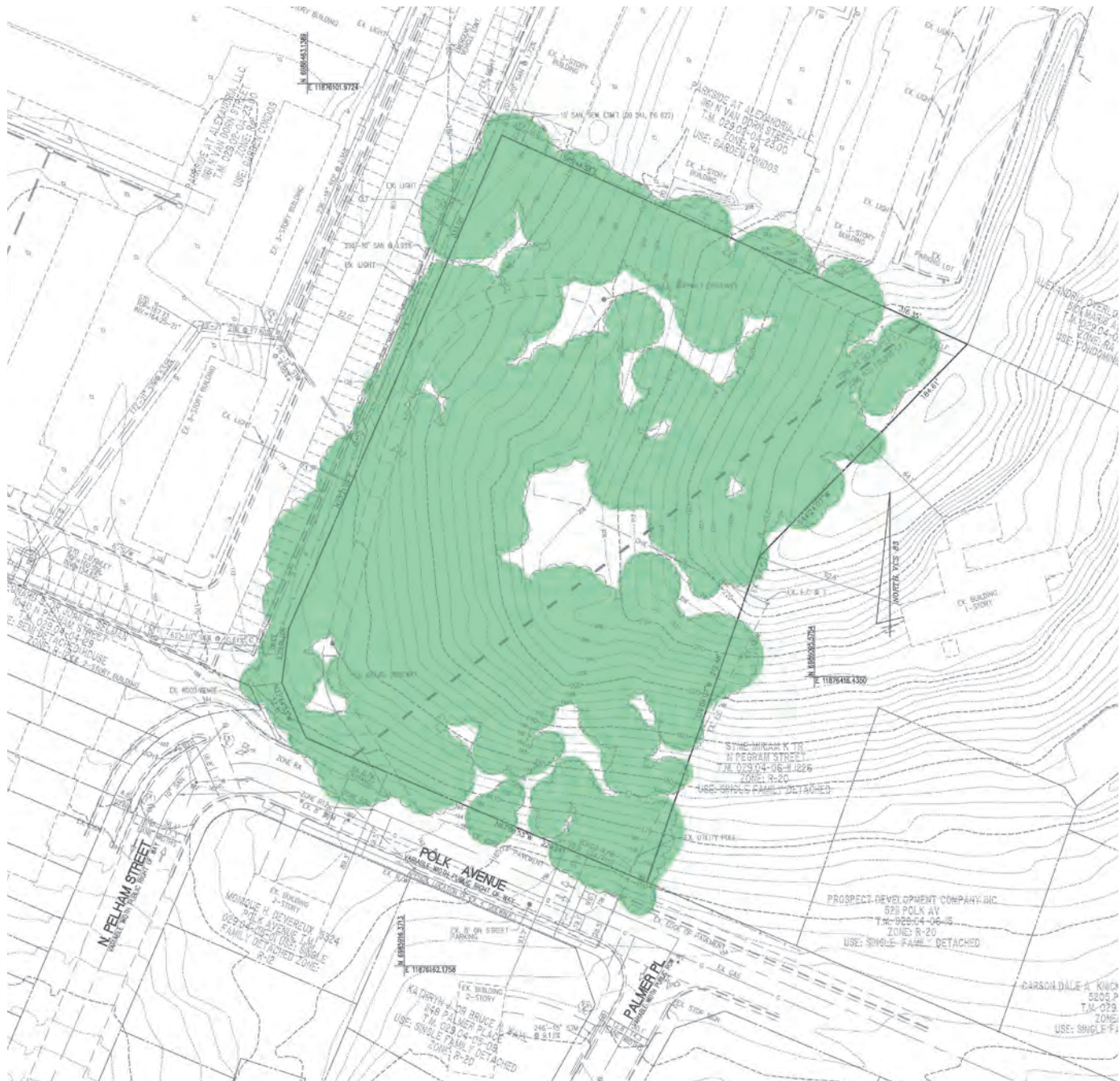
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Polk/Pelham

Tree canopy

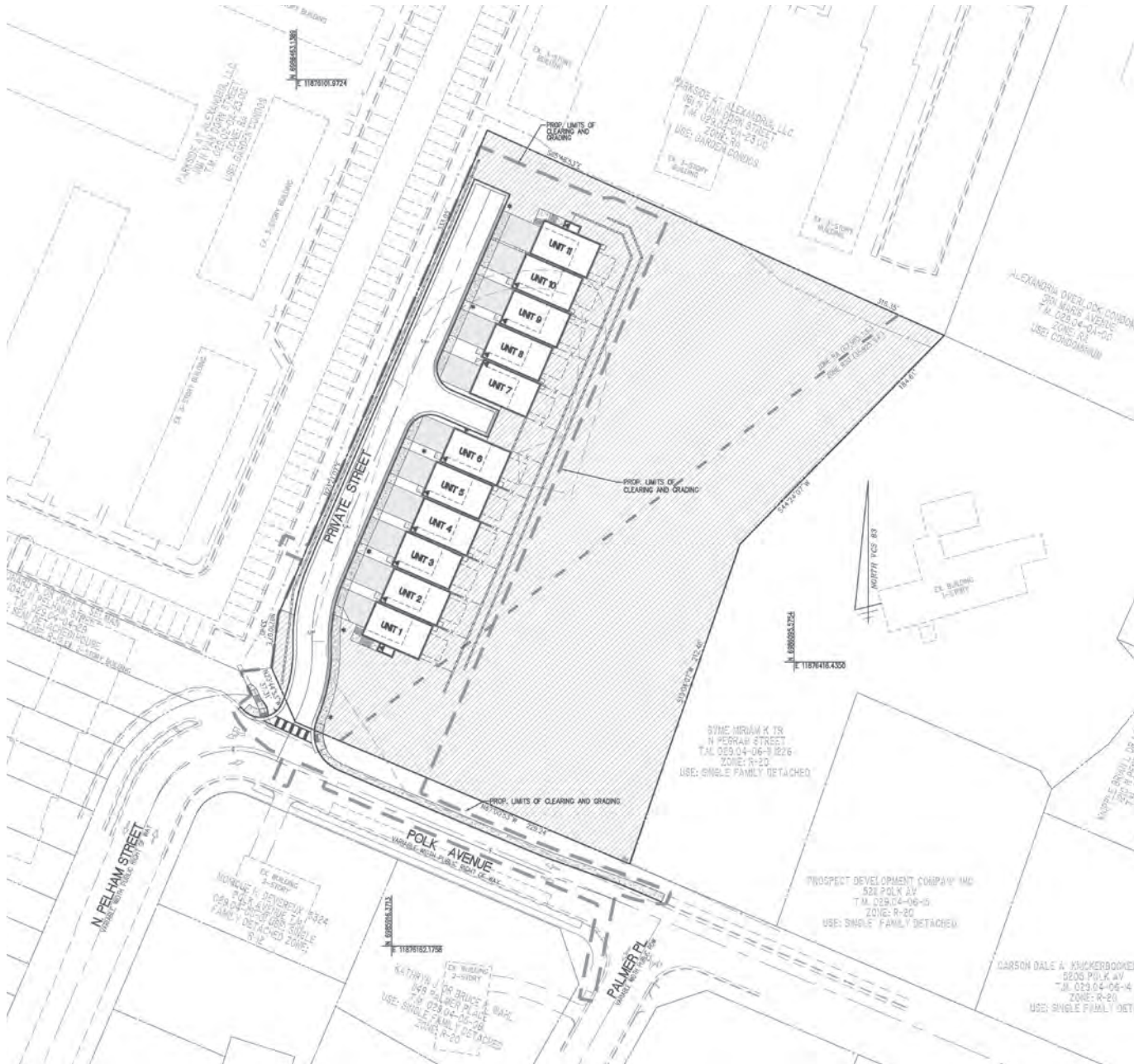


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Polk/Pelham

Current site plan proposal



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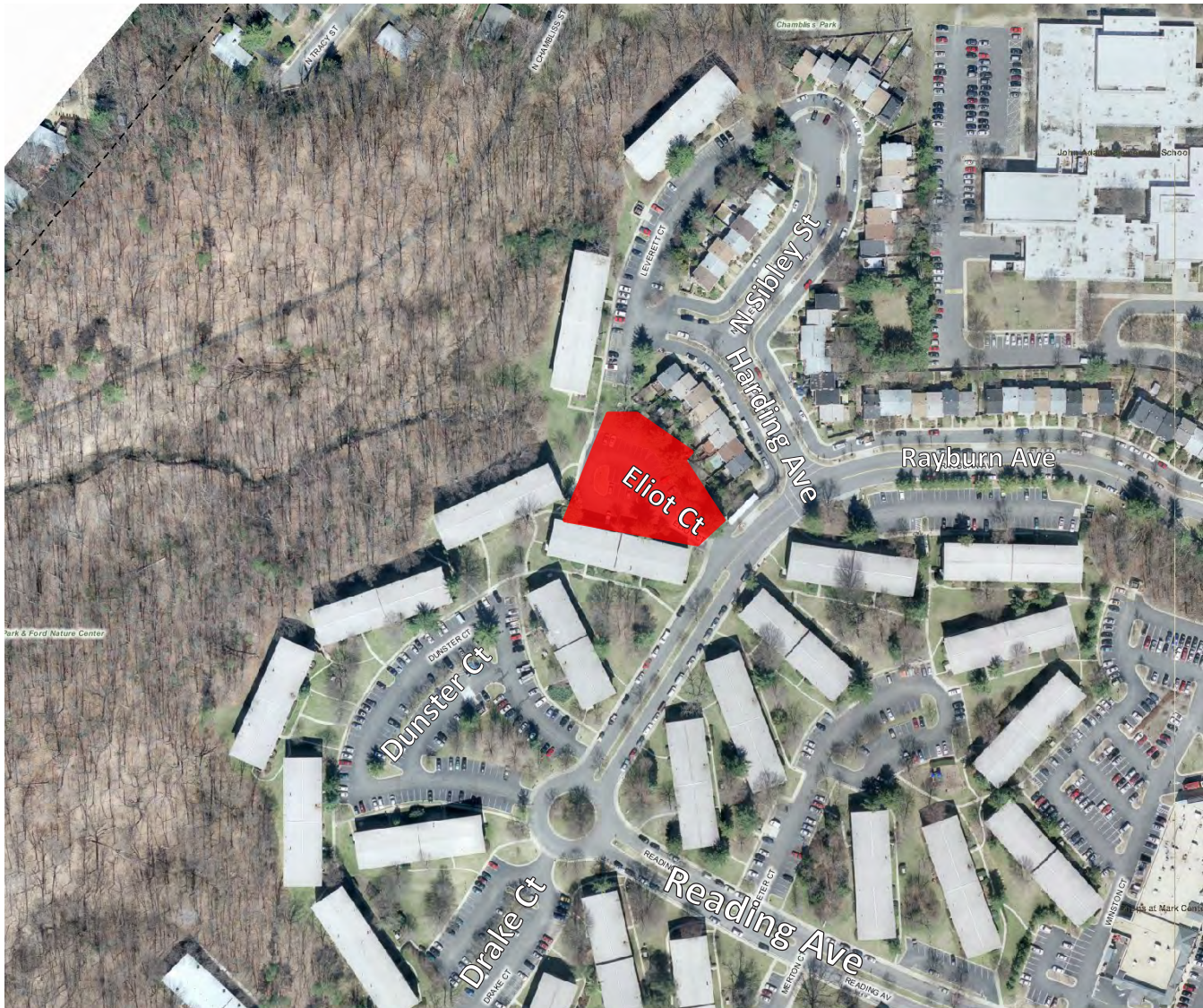


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Site 2: Conversion of Existing Parking Lot/ Town Center (116.5 pts)



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Parking Lot/Town Center Data Sheet

1350 N. Beauregard Street

Area: +/- 37,026 sq. ft. (0.85 ac)

Zoning: CDD #4, RA (underlying)

Approximate Value: \$1,500,000 to \$2,000,000

Willing seller: Yes

Timing/Availability: Phasing of the park could take 5-10 years as existing parking is relocated and existing structures are redeveloped. The park could be developed in phases.

Existing Conditions:

Parking: The proposal would displace 41 surface parking spaces, which could be accommodated by a combination of restriping/reconfiguring the adjoining parking lot and the existing parking.

Topography: Generally fairly flat with slopes ranging from 6% to 30%.

The site is adjacent to the planned 7 acre expansion of the Dora Kelley park (page 14).

Open Space Value:

Goal #2, City Council Strategic Plan: A City that Respects, Protects, and Enhances the Natural Environment

Goal #1, Open Space Master Plan: Protect and enrich existing parks

Goal #2, Open Space Master Plan: Develop innovative opportunities for creating additional open space.

Goal #5, Open Space Master Plan: Create an open space network in new development areas.

Goal #9, Open Space Master Plan: Create public open space from vacant land.

Cost of improvements \$\$\$

Asphalt removal, relocation of parking, etc.

(cost is relative to other site options in a range from \$ to \$\$\$)

Actions:

Acquisition: Removal of surface parking lot and phase removal of buildings

No acquisition: Approximately +/- 19,200 sq ft of development. Townhouses and/or stacked townhouses permitted on the site.

Total points: 116.5



Town Center/Parking Lot

Existing Zoning



CDD #4, RA (underlying)

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Town Center/Parking Lot

Topography



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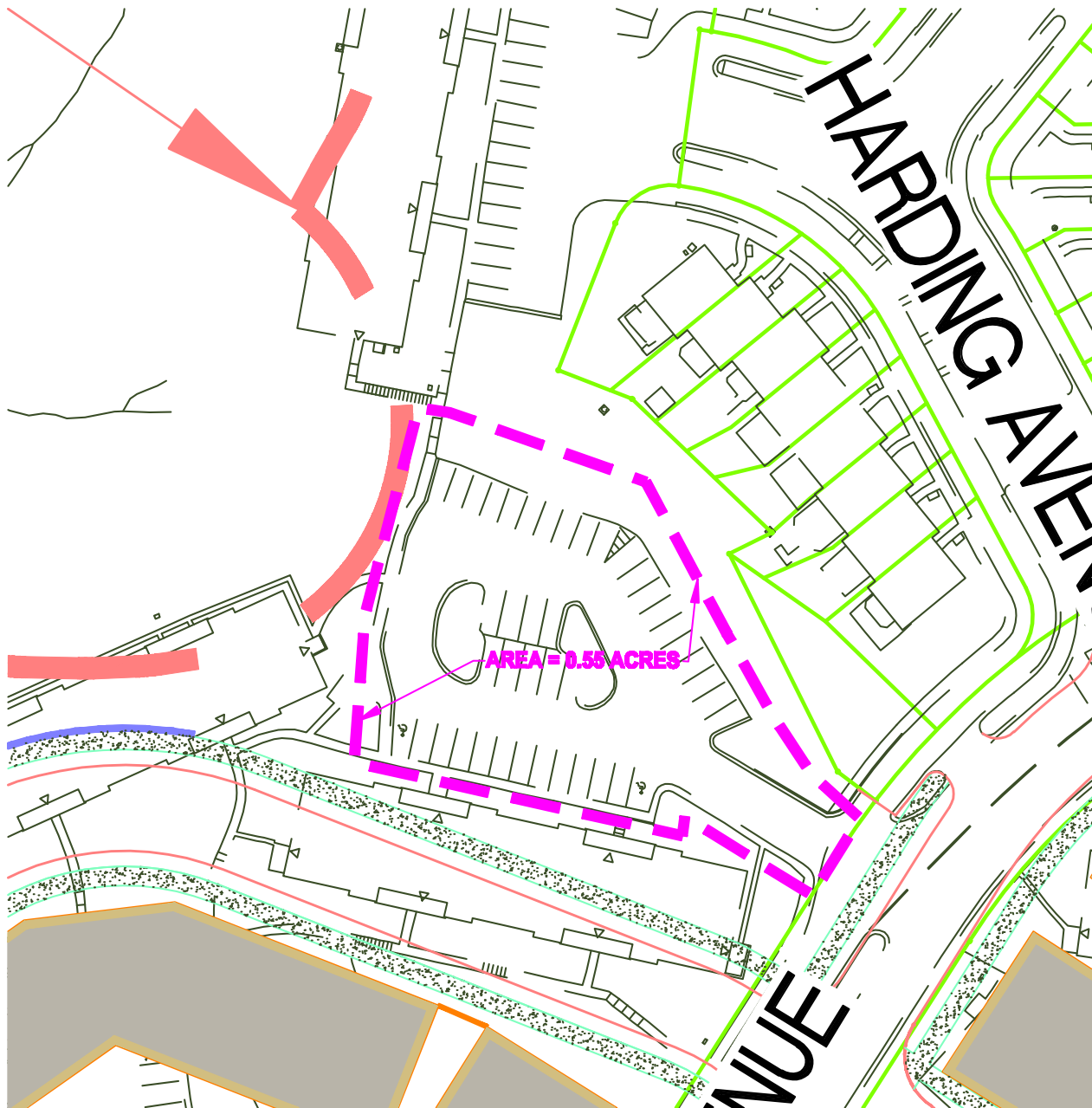
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Town Center/ Parking Lot

Existing parking spaces diagram

41 spaces



Town Center/Parking Lot

Existing condition at site with proposed park plan (a) and small area plan including park (b)



(a)

Planned +/- 7 acre Dora Kelley Park expansion (open space)



(b)

Site 3: Seminary/Echols (101.5 pts)



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Seminary/Echols Site Data Sheet

5216 Seminary Road

Area: +/- 20,739 sq. ft (0.48 ac)

Zoning: RB, townhouse zone

2012 assessed value: \$766,993 (*\$800,000 as given previously)

Willing seller: Owner contacted several times, including written notification, with no response from property owner.

Existing Conditions:

Topography: Relatively flat, almost no grade changes

Corner lot with approximately 200 ft of frontage on Echols Avenue and approximately 110 ft of frontage on Seminary Road.

Tree cover: Approximately 20 trees (page 18)

Open Space Value:

Goal #2, City Council Strategic Plan: A City that Respects, Protects, and Enhances the Natural Environment

Goal #5, Open Space Master Plan: Create an open space network in new development areas.

Goal #11, Open Space Master Plan: Enhance streetscapes and gateways.

Cost of Improvements: \$\$

(cost is relative to other site options in a range from \$ to \$\$\$)

Actions:

Acquisition: Requires acquisition and demolition of the existing 2,056 sq ft single-family house.

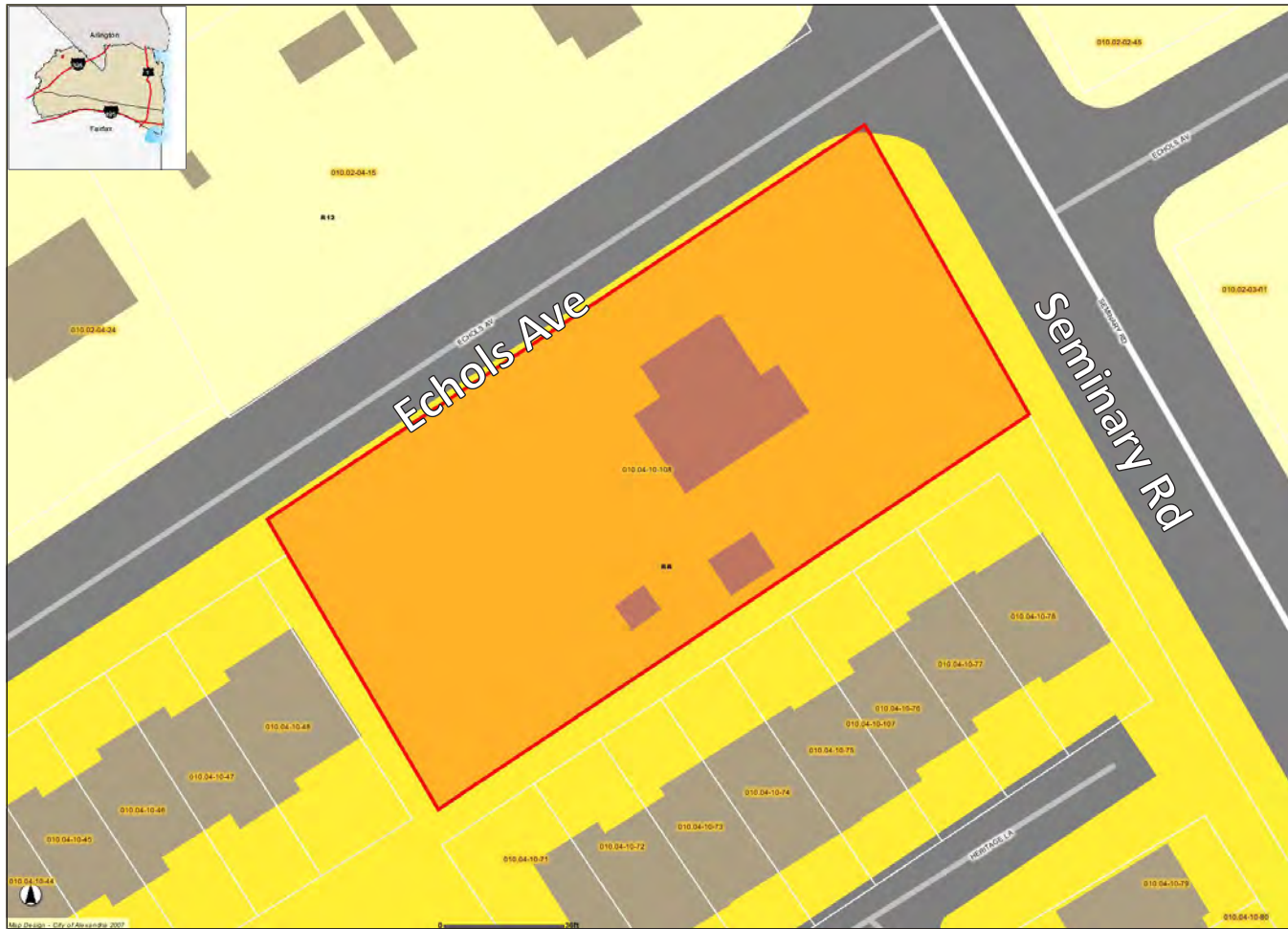
No action: If the site is not acquired for open space, the existing single-family house could be retained. The existing zoning could also permit 7-10 townhouses, subject to the approval of a site plan.

Total Points: 101.5



Seminary/Echols

Existing Zoning



RB: Townhouse zone

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Seminary/Echols

Topography - Tree Canopy



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